FRUIT LANDS

OF THE

SEBASTOPOL SECTION,

THE HOME OF THE

GRAVENSTEIN APPLE

INTRODUCTORY

THE object of this booklet is to acquaint home-seekers with the manifold advantages offered by Sonoma County, and more particularly Analy Township. Too frequently in the preparation of descriptive literature, exaggeration is indulged in, and nearly always to the ultimate detriment of the community or section mentioned. In this review of the climatic conditions, market facilities, soil, property values and other matters pertaining to Sebastopol and the adjacent country, facts, and only facts, are stated.

In this section of Sonoma County there are sufficient opportunities and land enough to provide comfort and independence for twenty times the number of people now living here. No other part of the great State of California holds out more inducements to the man of moderate means or the person who has large sums of money to invest. Here we have the best climate in the world, soil that produces everything from ordinary garden products to the golden orange, rapid and cheap transportation over three lines of railroad, and we are only fifty miles, or two hours, from the great market center of the west—San Francisco.

It is an indisputable fact, supported and corroberated by statistics and personal investigation, that Sonoma County, all things considered, is the very best county in California, and no one who is familiar with conditions will deny that Analy Township is the garden spot of Sonoma County. Even the most ardent supporters of other sections admit that Analy leads in the fertility of soil, perfection of products, transportation facilities, climate, scenery and nearness to the great market centers.

SEBASTOPOL

Sebastopol is situated seven miles west of Santa Rosa, which is the county seat of Sonoma County. It is a bustling, incorporated city of 2,000 people and is the hub of the electric railroad system of the county, as well as having

Luther Burbank's Experimental Gardens, Sebastopol, Cal.

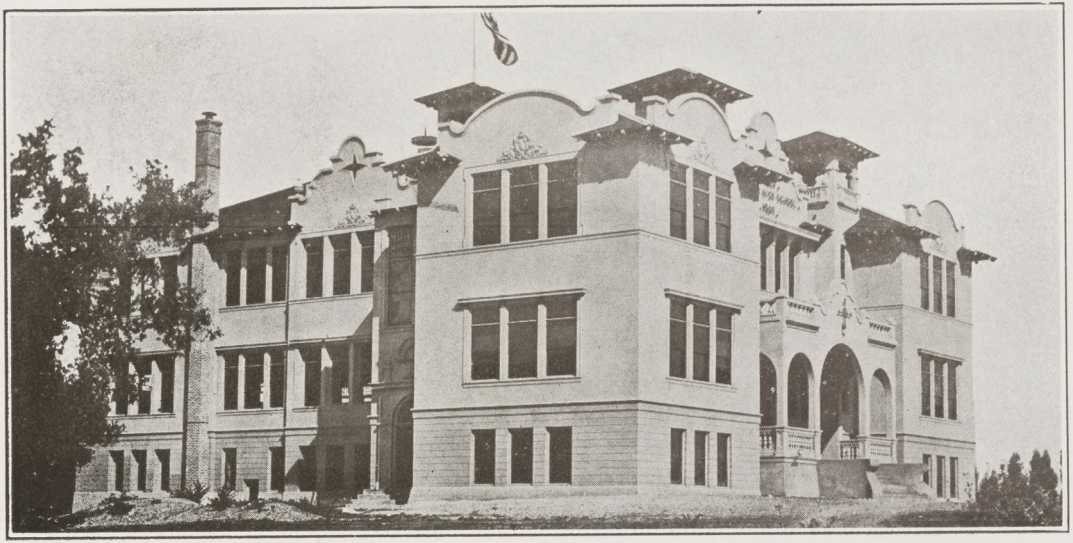
direct communication with San Francisco over the Northwestern Pacific Railroad. We have one line of electric road coming in from Forestville, a small town seven miles north of here and located on the extreme north end of our famous fruit belt. Also another branch which goes out to Santa Rosa on the east, and still another which runs to Petaluma and tide water on the south. Sebastopol is always making extensive improvements, and the splendid development which is being made by the town and surrounding country is only the result of the operation of an unbroken and unsurpassed line of natural advantages. No where else in California, or any other State, can be found a city of two thousand population that is more modern, thrifty and progressive than Sebastopol.

We have two fine, solid banks, each with extensive resources and large deposits; two first class newspapers, a large cannery which employs upwards of four hundred hands during the canning season every year; six big fruit packing establishments, which handle apples almost exclusively, especially the famous Sebastopol Gravenstein; a large winery, which is owned by the Italian-Swiss Colony; also many strictly modern business houses.

In 1906 a $20,000 grammar school building was erected in this city, and two years later a union high school building, costing about $30,000 was built. Pictures of these two magnificent buildings appear in this book. The union high school district is comprised of Sebastopol grammar school district and fourteen nearby districts. It is on the accredited list of the State University, and although but two years old the attendance reaches one hundred. The attendance at the grammar school is about three hundred. There are five teachers in the high school and eight in the grammar school.

There are five churches in Sebastopol—Catholic, Congregational, Methodist, Adventist and Christian Science.

Sebastopol has a first class and strictly modern municipally-owned water and sewer system, a beautiful and well kept public park, a large public hall, nearly five miles of cement side-



Analy Union High School, Sebastopol

walks, excellent streets and many other public improvements that go to make up a strictly modern, progressive city.

GENERAL TOPOGRAPHY OF THE COUNTRY

Just east of Sebastopol is a marshy stream called the Laguna. It contains two large, clear water lakes that are well stocked with striped bass, affording excellent fishing in season, as well as good duck shooting in winter. This stream is about twelve miles in length and runs directly north, emptying into Mark West Creek near the junction with Russian River. This stream separates the Gold Ridge fruit belt from the lower lands of the main Santa Rosa Valley to the east, and also marks the separation of two distinct and separate types of soil. The soil of the Santa Rosa Valley is a heavy alluvial soil, in places adobe. It is, nevertheless, good productive soil, but not suited to many of the products which are raised on the western side of the Laguna. Two miles to the west of Sebastopol is the Green Valley Creek. This stream is about two and one-half miles west of the Laguna and runs north into Russian River and almost parallel to the Laguna. There is a low ridge of fertile sandy loam lying between the two streams that, together with a portion on the west of Green Valley, constitutes what is known as the Gold Ridge Fruit Belt. This name was given to this section many years ago by the now deceased Hon. Thomas L. Thompson, in his famous historical work on Sonoma County—not on account of the golden mineral ever found here—but rather on account of the golden wealth which the soil annually produces. The name has and always will cling to this section. To the west of Green Valley and extending entirely around the head or southern extremity of the valley is a range that is more or less timbered, and quite high hills shelter this section from the raw or cold coast winds, which, together with our warm, deep, moist, sandy loam soil, makes the Sebastopol fruit belt what it really is—the best place on earth for a family to live and enjoy life on a small acreage home.

401 B. BRAVENSTEIN APPLE ORCHARD, H. A. GRIFFITH, SEBASTOPOL
NO. 238 B. APPLE ORCHARD, SEBASTOPOL
NO. 240 A. CLEARING ORCHARD LAND, WARREN, SEBASTOPOL

Land Being Cleared; Apple Orchard in Bloom; Pearing Apple Orchard

GRATON

Graton is a small town that was started about five years ago in the heart of the fertile Green Valley. It is situated on the electric railroad, three miles north of Sebastopol, and is steadily forging to the front. The country about Graton is very similar to that directly adjacent to Sebastopol. A large cannery and winery are two of the principal industries of Graton and here many hundreds of tons of fruits, berries and grapes are handled every year.

FORESTVILLE

Forestville, situated at the extreme north end of the electric road, is another thrifty town of this section. Practically all of the fruits and berries that grow in the valley and on the ridge south of Forestville attain excellence there. There are many good business houses in Forestville and the town is the trading place for a large and fertile section of country.

OTHER LOCALITIES

Vine Hill, Pleasant Hill, Spring Hill, Hessel and Stony Point are places that the prospective buyer and home-seeker should visit before making up his mind to settle down. This book is too small to permit of anything but passing mention of each section individually.

The great Gravenstein flourishes just as well in all of the districts above mentioned as in the section immediately about Sebastopol.

CHARACTER OF SOIL

The soil of the Gold Ridge fruit and berry section is of a deep, warm, sandy loam nature, and of a different type from that of the soil of any other portion of Sonoma County, and is admirably adapted to the raising of garden products, berries and small fruits, in fact anything that does not root deeply into the earth. With good cultivation the moisture can be kept very near the surface in the dryest part of the season when the shallow rooting plant really needs moisture. Irrigation is absolutely unknown in Sonoma County, nor is it needed.

Picking Blackberries Near Graton

Blackberries Ready for Cream

PRODUCTS

The Gold Ridge fruit belt produces all the fruit, berry, nut and wine products that can be grown in California, and a number of them to greater perfection than can be attained elsewhere in the State. More than 1,000 tons of Lawton blackberries are annually produced here and shipped to the markets of the State; in fact Sebastopol is admittedly the home of the blackberry, for it is a fact that eighty per cent of the market blackberries raised in California are produced in the Gold Ridge fruit belt. Also strawberries, Loganberries, raspberries and gooseberries are quite extensively produced here and yield abundantly and profitably.

The wine grape is another production in which the Gold Ridge section excels. Several thousand tons are annually produced here. The vines are entirely free from phylloxera and other diseases, and produce wine that has taken the gold medal at both the Chicago and St. Louis Expositions in competition with the wines of the world.

Walnuts, filberts and chestnuts do finely here. Peaches, pears, prunes, plums, apricots and cherries are grown largely, and the local canneries and shipping facilities are taxed to their utmost to take care of the enormous output of the Gold Ridge section during the fruit season. There is also much land about Sebastopol that is finely adapted to gardening.

CLIMATIC CONDITIONS

Sebastopol is situated only sixteen miles from the coast and consequently is not subject to extreme heat that is common to some sections of California during a portion of the summer months, and while we have the healthful, life-giving coast breeze nearly every day during the warm season, it is modified by the sheltered topography of the country, which makes Sebastopol and this whole section one of the most healthful and pleasant locations for a home to be found on the Pacific coast. Malaria is entirely unknown here, and there is a reason. It is primarily hot weather and irrigation that produce malaria. We have neither.

New Grammar School Building, Sebastopol

ACCESSIBILITY TO MAIN MARKETS

The Petaluma and Santa Rosa Electric Railway traverses the entire length of the Gold Ridge fruit belt from north to south, with freight and passenger stations along the route at intervals of about one-half mile, where the daily shipments of fruits, poultry products, etc., are picked up every evening by the company's freight trains and landed in San Francisco every morning in time for the early market at a trifling cost to the producer. This road is in competition with the Northwestern Pacific, which has a branch road here, and which also handles an enormous freight and passenger traffic. To sum the whole matter up quickly it amounts to this: It does not cost the Sebastopol farmer all his produce is worth to get it to market, nor do the transportation companies demand all, or nearly all of his legitimate profit for the service of placing his produce in the best market of the coast, as is the case in many other sections of California.

THE APPLE INDUSTRY

This circular would be incomplete without some special space being given to a mention of apple growing. This great industry is assuming, and has already reached, vast proportions here. Our soil and climatic conditions seem to be as near perfect for the production of all varieties of apples as can be found in California, and there are many individual orchards within a half hour's ride of Sebastopol that are annually giving their owners from $250 to $500 per acres, and in many cases considerably more.

The Gravenstein apple is our leader and it is grown to greater perfection here than elsewhere in California, and is proving a bonanza to the owners of orchards of this variety. The Sebastopol Gravensteins are quoted separately, and higher than any other variety in the San Francisco markets, at the time they are being shipped from here (July and August) and they have the market all their own way, as there is no apple coming into the market at that time that can at all compete with them in quality.

A Beautiful Country Home Near Sebastopol

and the dealers and consumers know this; consequently they are eagerly sought for and command high prices.

The output of dried apples in the near vicinity of Sebastopol is in the neighborhood of one-half million dollars per year. It must also be remembered that the driers take only the lower grade of fruit, which is not fit for shipping. There are six large apple packing concerns in Sebastopol, working many hands all summer and fall, and several carloads of apples are shipped from Sebastopol every day during the season. New York and all of the exacting markets of the east and middle west and south are extensive consumers of the Sebastopol Gravensteins. Immense quantities are also shipped every season to Australia and many other foreign countries. The demand is very largely in excess of the supply.

SEBASTOPOL A POULTRY CENTER

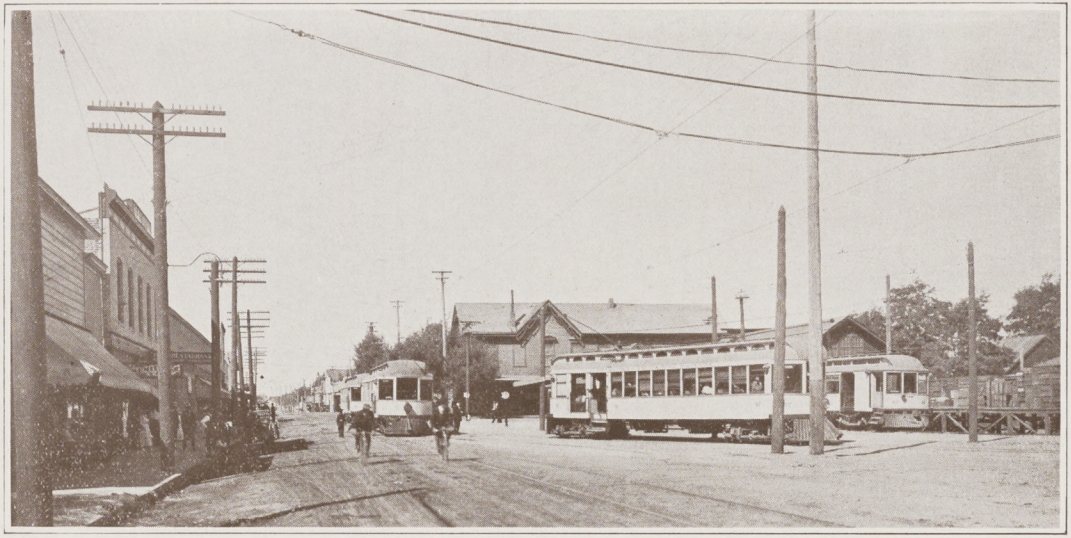
The poultry industry is fast attaining large proportions in the Sebastopol district, and people are beginning to learn that the hen appreciates a moderate, agreeable climate that is free from raw, cold winds, as well as from extreme heat, just as much as does her master, and that she really produces the golden egg in proportion to her comfort and general satisfaction with her environments. The poultry and fruit industry on small acreage homes naturally go hand in hand, and the time is not far distant when Sebastopol will produce more poultry than any other section in California.

RURAL TELEPHONE AND MAIL SERVICE

All the main roads in the Sebastopol district are served with daily mail delivery, and we also have a well extended rural telephone system which traverses all the main roads of the surrounding country and it is liberally patronized.

A COMMUNITY OF SMALL HOMES

The Gold Ridge fruit belt and Green Valley section is essentially a community of small homes. There is something over sixty square miles in this section that consists of small improved homes, many of them as small as from



Electric Cars Starting in all Directions, Sebastopol, Cal.

five to fifteen acres. The country carries a general look of prosperity—good buildings, good fences and well kept homes that bespeak the prosperity of their owners, and a community of thrifty, intelligent people.

LAND VALUES

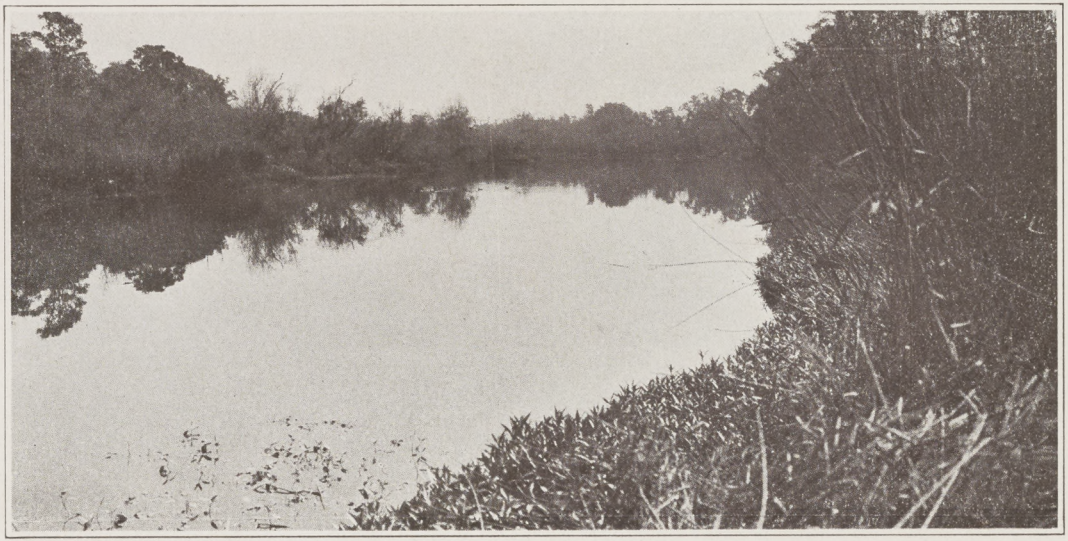
Well improved small homes in the vicinity of Sebastopol are held at from $300 to $500 per acre, according to size, value of improvements, etc. Unimproved land in small pieces is worth from $100 to $200 per acre.

SONOMA COUNTY ONLY PARTIALLY DEVELOPED. RICH IN NATURAL RESOURCES AND ADVANTAGES

Sonoma County is a section that is more than rich in natural advantages and resources, and a section that is capable of large development. Sonoma County has never been boomed by advertising, as have other sections of the State, Sonoma County is not touched by any of the great transcontinental railway systems, and Eastern home-seekers and strangers, in general hardly know we are on the map. They do not know what a fine, productive, resourceful, country lies here, and our people, content in their own prosperity, have never taken any pains to let others know about these matters, as have other sections. However, people are gradually finding these things out for themselves, and Sonoma County in general, and especially the Sebastopol section is now experiencing the coming of a large number of home-seekers of the best class. Sonoma County has in store a great future.

For additional copies of this booklet, or for any further information pertaining to the Sebastopol section or any of the nearby districts, address the secretary of the Chamber of Commerce, Sebastopol, Sonoma County, California.

Much valuable information regarding the Gravenstein apple, as well as a brief description of Luther Burbank's Sebastopol experimental grounds, appear in an insert supplement to this book. Read carefully what Mr. Burbank says of the Gravenstein in his letter to Mr. A. B. Swain, former secretary of the Sebastopol Chamber of Commerce.



Lake Jonive, Near Sebastopol

SEBASTOPOL TIMES PRINT